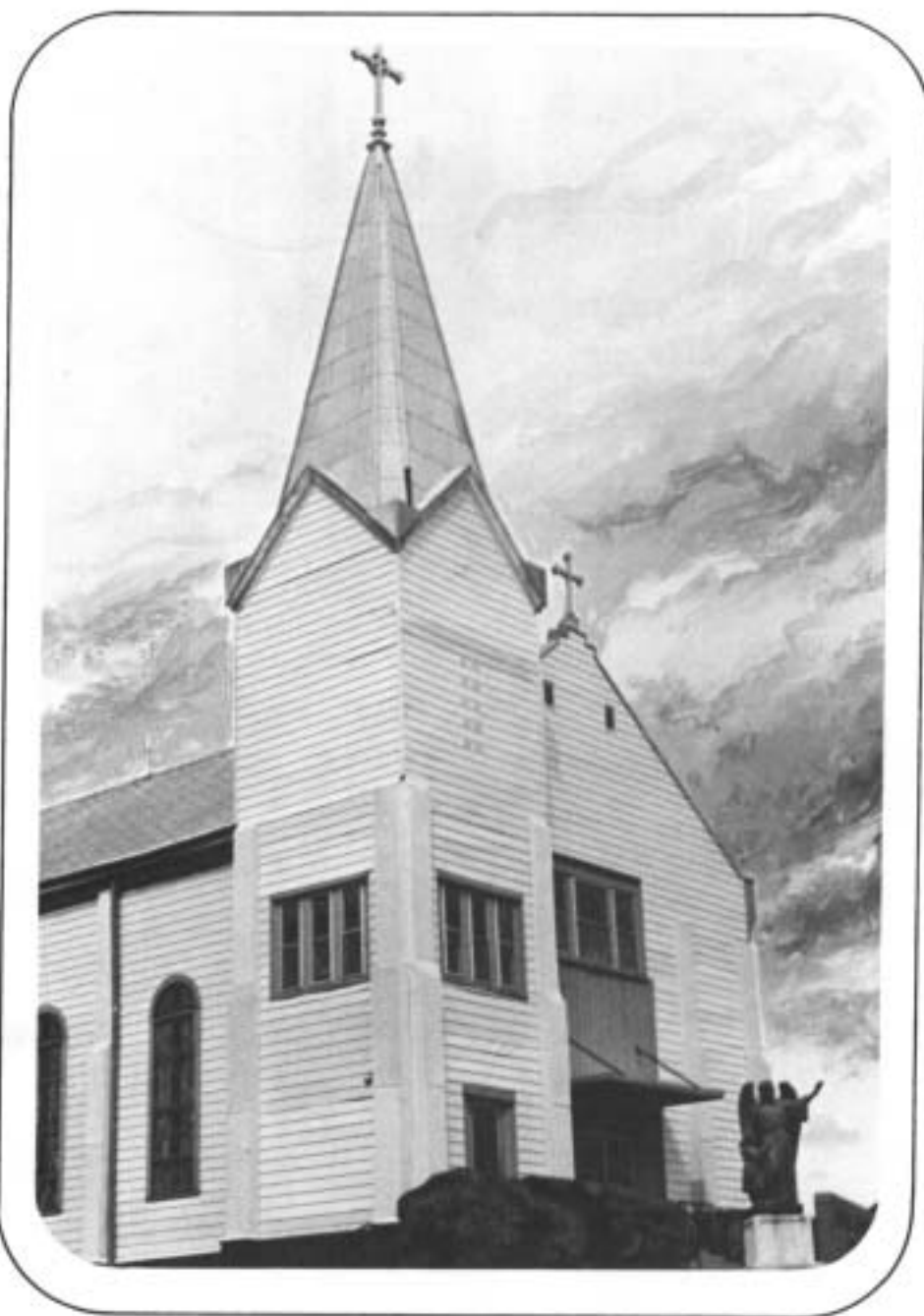


United Northwest Subarea Plan



Holy Angel Catholic Church



A PART OF THE UNITED NORTHWEST AREA, INC. (UNWA)

United Northwest Subarea Plan

A PART OF THE UNITED NORTHWEST AREA, INC. (UNWA)

UPP 701 NEIGHBORHOOD PLANNING

**Prepared by: DEPARTMENT OF METROPOLITAN DEVELOPMENT
Division of Planning and Zoning
Indianapolis-Marion County, Indiana**

August, 1982

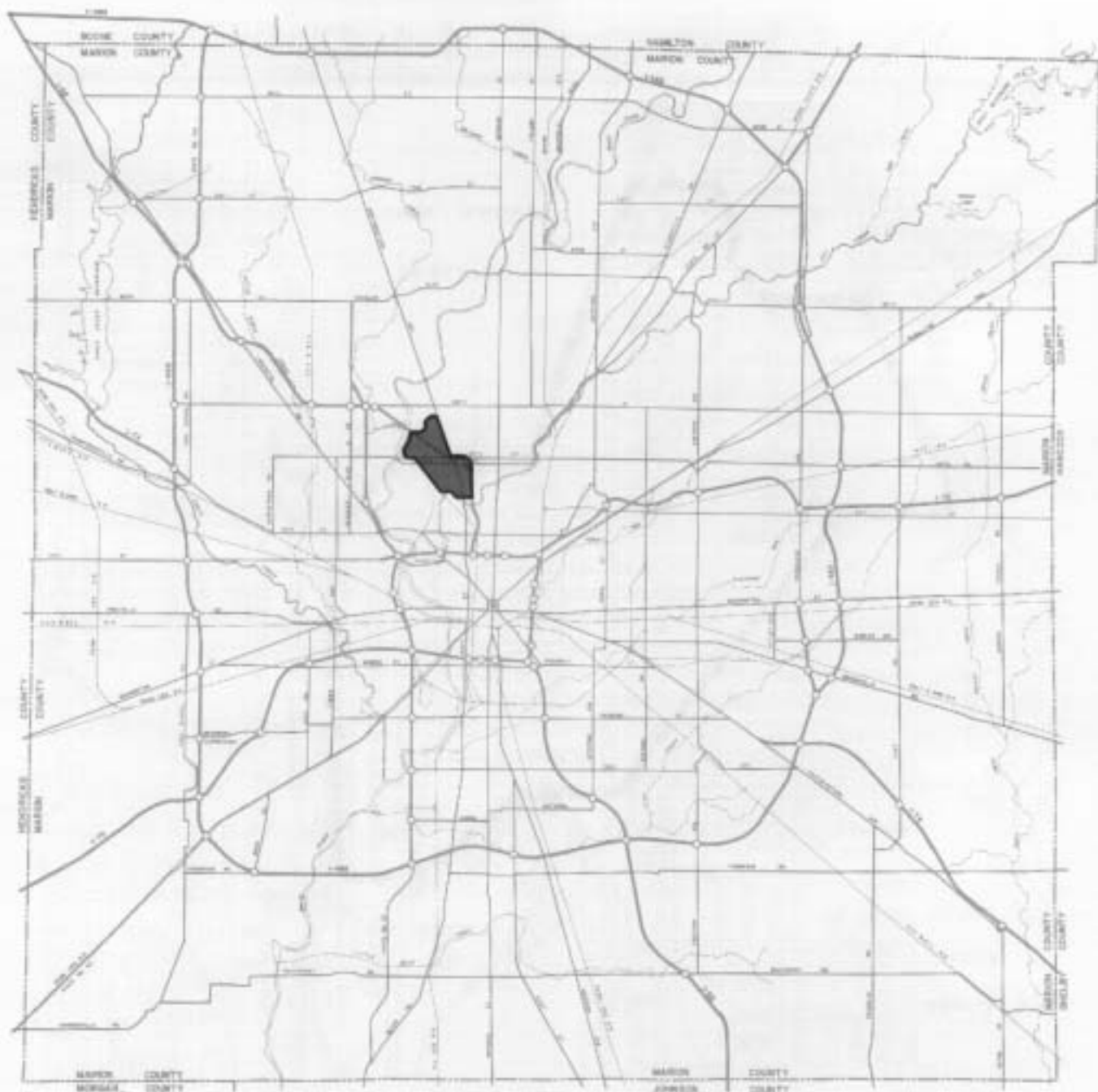
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Map No. 1
UNWA AREA LOCATION

The preparation of this map
 was financed in part
 by a United Federal Planning Grant



Dept. of Metropolitan Development
 Division of Planning and Zoning
 Indianapolis - Marion County, Indiana



Map No.2
SUBAREA BOUNDARY

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Dept. of Metropolitan Development
Division of Planning and Zoning
Indianapolis - Marion County, Indiana

Introduction

PURPOSE

The purpose of neighborhood planning is to encourage the preservation, redevelopment and enhancement of the neighborhood. Many older neighborhoods have problems such as physical deterioration of structures and public improvements; social vulnerability, including populations composed of the elderly, low-income persons, and single head-of-household families; and economic deficiencies such as a poor investment climate, reduced buying power, and few job opportunities. Through a partnership between the City and the neighborhood, a plan can be developed with guidelines for the coordination of resources, reinforcement of community goals, and revitalization of the area. Once the plan is accepted by the neighborhood residents and officially recognized by the City through its adoption by the Metropolitan Development Commission, it can serve as the basis for implementing public improvement programs, inviting private investment, and encouraging self-help by the residents.

WHAT IS SUBAREA PLANNING?

In its basic sense, and as implied by its name, a sub-area plan is a detailed plan of a part of a larger community. This plan is a refinement of the overall comprehensive community plan for the subarea. Since its major function is to guide development, the plan itself does not mandate action; the subarea plan outlines all the necessary steps to action. Sub-area planning seeks to guide both the short-term and long-range development of the neighborhood. It proposes a variety of short-range improvements, but is focused principally on those changes which may require considerable time and effort to accomplish.

A vital part of subarea planning is the involvement of the residents. For this to occur, planning is used to examine needs and desires of the residents and interpret these through an organized process involving the participation of those for whom the planning is done. Assets, problems, and community resources are researched, all leading to recommendations for improvement. Meaningful goals, policies, plans, and programs result when citizens, planners, and local agencies exchange information. The end product is a consensus document reflecting a partnership between the neighborhood and the City. The sub-area plan sets the stage for continuing community-government relations and shows the steps required for implementation over a five-year period.

THE NEIGHBORHOOD

The United Northwest Area (UNWA) subarea is located approximately two miles northwest of downtown Indianapolis. Its boundaries are: 38th Street on the north, Fall Creek on the south, I-65/Crown Hill Cemetery on the east, and the Indianapolis Water Company "Central Canal" on the west. The Indianapolis Central Canal opened in 1839 and connected Broad Ripple to Waverly, Indiana. The Canal was responsible for the first speculative real estate boom in Indianapolis, and shifted the settlement pattern which had been moving east from downtown, to the west. The real estate boom, however, was short-lived, because the canal proved to be ineffective as a power source and cost prohibitive as a means of transportation. The canal, however, did attract industry to the undeveloped area. In addition, the Belt Railroad Company chose to place its western terminus in the neighborhood and was highly instrumental in attracting the Udell Ladder Works, the North Indianapolis Wagon Works, and the Henry Ocow Manufacturing Company to the neighborhood during 1873.

With the extension of the inter-urban lines (electric transportation lines) through the neighborhood during 1873 some residential development occurred, however, primary residential development took place between 1910 and 1920. Seventy-five percent (75%) of the neighborhood's housing stock was built before 1939. It took nearly a century from the initial opening and subsequent closure of the canal for the area to be transformed from an undeveloped wooded area along a non-functioning canal to a viable and stable neighborhood. The neighborhood is primarily composed of two-story wood frame houses, and has a dense residential population average of 4,243 people per square mile as opposed to the county average of 1,973 people per square mile.

HISTORIC PRESERVATION

The United Northwest Area (UNWA) is located in an area which in the nineteenth century was an unincorporated area known as North Indianapolis. It was platted in 1873, as far north as 31st Street, by several men whose names appear now as street names (Udell, Roach, Rader). North of 31st Street was an area known as Clifton on the River, platted about 1870. That area is better known as Golden Hill, and it occupies one of the highest series of bluffs along the White River. Although platting had been completed by 1874, it remained largely unsettled until the turn of the century when David M. Parry settled in the

area and gave it its present name. About 1880 he built a house at 3650 Spring Hollow Lane. Several auxiliary structures have been identified in addition to his large house, most notable is the Gatehouse, now a private residence at 3604 Totem Lane. The most evident feature of these structures is the boulder size rocks used in their construction or trim.

As the UNWA subarea developed, certain patterns emerged. Clifton Street had an electric railway and there are evidences of its commercial character at its intersection with 29th, 30th and Udell Streets. Some of these commercial buildings retain some of their original character. In addition, there are other public buildings that remain. The firehouse (Engine House No. 9) at Udell and Rader is the prime example. Traditionally there has been a school at 30th and Rader since 1874. The present buildings date from 1898 and later. Churches also played an important role in the community but none of the original structures remain, although some sites are still occupied by a church.

The First Baptist Church at Annette and Udell is probably the earliest relatively unaltered church in the area. Although Holy Angels still functions as a landmark because of its location, most of its 1903 architectural character has been lost.

Stylistic Examples

As previously mentioned there are few remaining buildings associated with the area's early history. The majority of the houses cited fall into two stylistic categories: Eastlake and Queen Anne. Generally, these house styles were found south of the Interstate and often there would be several houses in groups, but usually only one or two would have any architectural detail remaining. Examples of the Eastlake Style can be found at 925 and 929 West 29th Street, and 916 Udell. The best example of the Classic Revival is the 1904 Office Building of School No. 41. The Romanesque Revival Style is best represented by Engine House No. 9. One of its notable features is the diamond-pointed rusticated brick infill above the second story windows. The First Baptist Church on Udell also has some of the characteristics of this style.

Since the area to the north developed later, its architectural character reflects this. Examples of the Bungalow Style can be found at 1065 Pomander, 1134 and 1135 West 35th Street. It should be noted that the use of cobblestone trim on all of these houses relates them to the David M. Parry House, on

the bluffs of the White River nearby, which also used this unusual trim. Several houses are difficult to classify in regard to style.

The house at 649 West 31st Street is in this category. At 1112, 1116 and 1128 West 36th Street are houses with stone details which also relates them to the

Parry House. They are larger in size than the surrounding houses and their detailing makes them unique to the neighborhood. There is one house which represents the Spanish Colonial Revival Style, located at 1125 Pomander. The Public Library at 3101 North Clifton is also difficult to classify. Its round arch entry, quoins and roof with deep overhang all refer to various elements of other styles.



RIVERSIDE PARK BRANCH LIBRARY NO. 1

1975 UPDATE SUMMARY

Since the adoption of the 1975 United Northwest Area (UNWA) subarea plan, the neighborhood has been involved in the Community Development Block Grant funding process. As a result of this involvement, the neighborhood has received: twelve (12) miles of street resurfacing, ten (10) miles of curbs, and four (4) miles of sidewalks. Community Development Block Grant dollars were also used to rehabilitate one-hundred and fifty-two (152) houses, improve sixty-one (61) houses through the Paint-Up/Fix-Up program, and demolish one-hundred and thirty (130) substandard structures. Through the Team Policing program, 24,255 hours of additional police patrols were assigned to the neighborhood. In October 1979, the Flanner House Multi-Service Center was relocated to the community and placed in a facility that was built largely from private contributions and founda-

tion grants. Many of the recommendations from the 1975 plan have been implemented, and this update will serve to further the revitalization of the neighborhood.



PROPOSALS AND IMPLEMENTATIONS

The following sections of this report discuss the existing and proposed land use pattern, assets, problems, goals, objectives, and recommendations for the UNWA neighborhood. An action program denoting actors and agencies which may be instrumental in the implementation and revitalization efforts proposed for the subarea completes the update of the 1975 plan.

LAND USE

Seventy-five percent (75%) of the land in UNWA (353 acres) is currently being used for residential land use. This is the preferred land use in the neighborhood, and revitalization efforts are expected to keep this figure stable. Commercial and industrial land uses account for ten (10) acres each. There are plans to expand commercial land use by an additional three (3) acres; a minor impact on the land use pattern. Public and semi-public land uses occupy twenty-one percent (21% or 100 acres) of the remaining land.

Basically the land use pattern in UNWA has not changed since the 1975 subarea plan. The primary focus then as now is the retention and preservation of the predominantly residential land use in the neighborhood.

HOUSING

A. ASSETS

1. The neighborhood is predominantly owner occupied.
2. The primary residential use is single-family detached (72 percent of all housing stock), with twenty-two percent (22%) of all other housing units being doubles.
3. Ninety-five percent (95%) of all houses can be brought up to or above code with minor rehabilitation.
4. There is a high rate of stability within the neighborhood. Eighty percent (80%) of the heads of households have lived there ten or more years.

B. PROBLEMS

1. There are vacant structures and unkept lots which create health and public safety hazards to neighborhood residents.
2. Obsolete zoning exists where residential areas are zoned industrial or commercial classifications.

3. Illegal conversions of single-family houses into doubles or multi-family units has led to deterioration and over-crowded conditions.
4. There is a high rate of minor deterioration to housing stock due to the age of the structures and contributing factors such as: absentee landlords, poor upkeep by tenants, senior citizens on fixed incomes, or low to moderate income families who cannot afford home improvement loans at prevailing interest rates.
5. Garages and secondary structures have been converted to residential units which do not meet building code standards.





6. Senior citizens in the neighborhood state that a lack of elderly housing units in the subarea causes them to stay in their homes where they have increasing problems with crime, home maintenance, transportation for services, and social interaction.

C. GOALS AND OBJECTIVES

1. Retain the predominantly single-family composition of the neighborhood.
2. Address the total housing needs of the neighborhood by providing safe, sanitary and affordable housing to area residents regardless of age or income.
3. Achieve a greater beautification of the total environment.

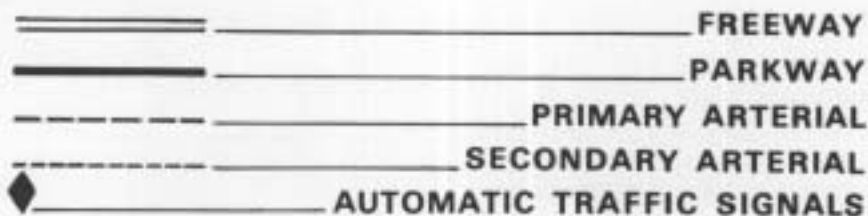
D. RECOMMENDATIONS

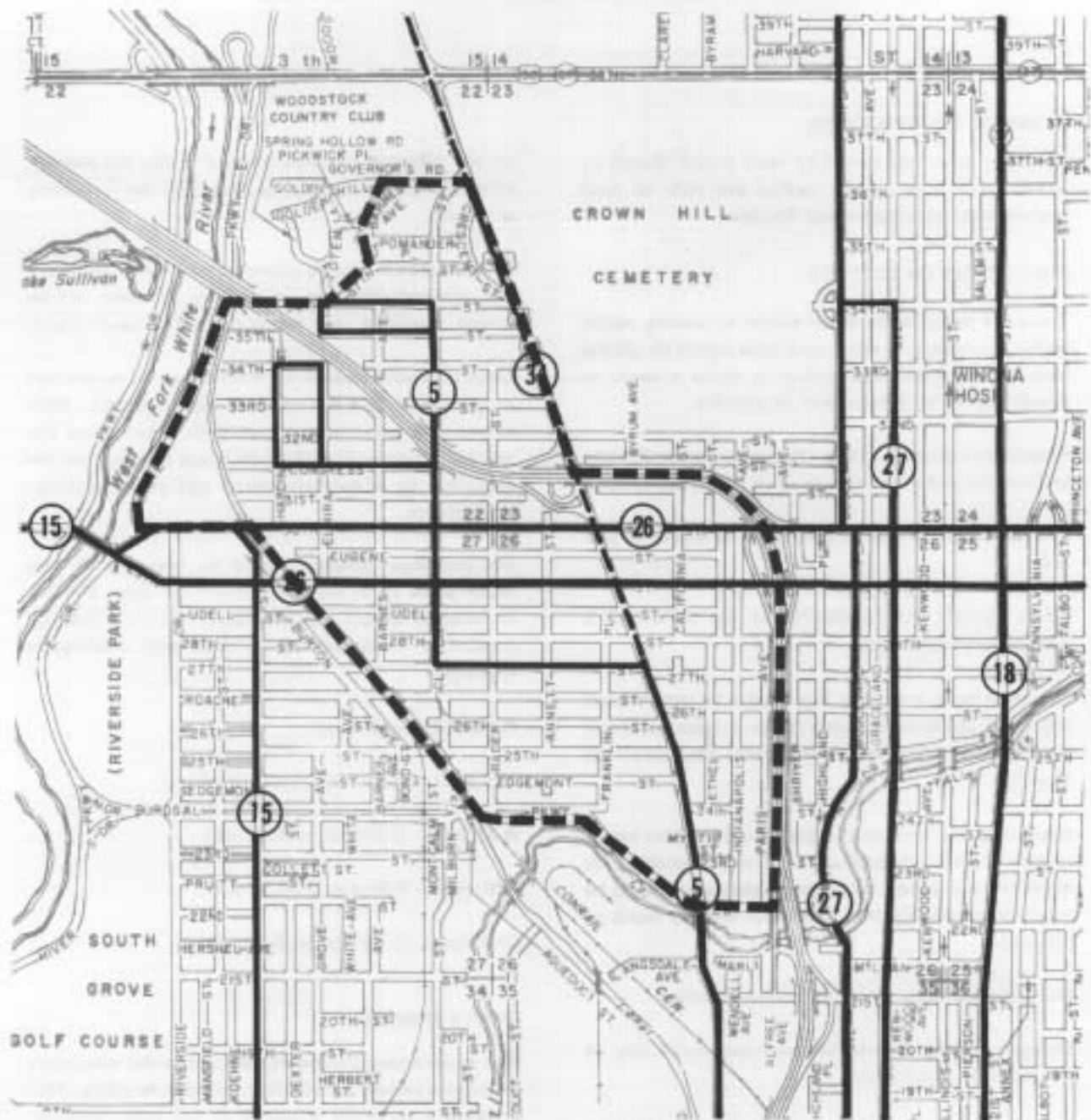
1. Implement the Community Development Block Grant Housing Strategy to continue the revitalization activities (i.e., paint-up/fix-up, rehabilitation loans, housing revolving fund, etc.) currently operating in the neighborhood.
2. Utilize the services offered by the Greater Indianapolis Progress Committee's (G.I.P.C.) Urban Reinvestment Task Force housing program to the fullest extent possible.
3. Instruct residents on proper home maintenance.
4. Enforce appropriate health and housing codes to address the problems of substandard deteriorated housing.
5. Construct multi-family housing on Northwestern Avenue.
6. Redevelop Riverside Amusement Park.





Map No. 3
TRANSPORTATION NETWORK





Map No. 4 TRANSIT ROUTES

- ⑫ _____ ITS ROUTE NUMBER
- _____ ITS ROUTES
- SUBURBAN ROUTE

Transit Operations

Suburban areas not served by local transit should be served by express service within one mile of each household or by a park-n-ride facilities.

DIRECTNESS OF SERVICE

Transit is faced with the problem of serving major traffic generators in residential areas which lie off the main street while also trying to make a route as simple and travel time as short as possible.

Recommendations: The following general rules are recommended for the routing of transit service:

The alignment of routes should be as direct as possible.

Where feasible, routes should use the same streets inbound and outbound.

Deviation from a straight line should be avoided and should be implemented only when a major generator is served and when no other service alternatives are feasible.

Branching and turnback operations should be implemented where appropriate. Where branching or turnback operations take place, schedules should be adjusted to provide even headways on the trunk of the route.

No route shall have more than three branches.

Through routing should be examined under any of the following conditions:

The routes serve corridors which are on opposite sides of a common terminal.

Routes should have a substantial number of transfers between one another; at least 20 percent of the riders.

When economies in equipment and manpower are achieved without adversely affecting ridership.

BUS PASSENGER SHELTER LOCATIONS AND AMENITIES

Bus passenger shelters and benches are important items in making transit service more convenient to transit patrons. Elderly riders are particularly in need of a place to sit and to seek shelter from inclement weather. The selection of a shelter location depends

on the physical characteristics of a site, the number of transit patrons using the stop, and the frequency of service.

Shelters should also be placed at park-n-ride locations and kiss-and-ride sites, as well as at senior citizen homes, hospitals, and facilities for the handicapped.

Shelters should include a minimum of 75 square feet and should have a minimum of two entrances. Shelters should have fare and schedule information displayed. Shelters should be designed so that they are accessible by wheelchair bound and other handicapped persons.

Bus passenger benches should be provided at sites which serve 75 or more passengers per day. Shelters or benches should not be placed at sites which are repeatedly vandalized or at sites with inadequate frontage.

Peak Operating Periods

The peak periods are defined as below:

A.M. peak - 6:30 a.m. to 9:00 a.m.

P.M. peak - 3:30 p.m. to 6:00 p.m.

Peak Hour - 7:00 a.m. to 8:00 a.m.

ROUTE SPACING

The route spacing standard establishes the maximum distance a person should have to walk to a bus. This distance is generally accepted as 1/4 mile. Indianapolis presents a somewhat unique situation with many areas of the city consisting of extremely low population densities. The following standards will be applied to those areas of the City that offers sufficient density and road networks to justify transit service.

Recommendations: The following standards are recommended in areas where sufficient population density and sufficient streets are available to justify transit service.

Areas Served	Maximum Distance Between Routes
Urban	1/2 Mile
Suburban	1 Mile

TRANSPORTATION AND PUBLIC WORKS

A. ASSETS

1. The neighborhood is well served by public transportation.
2. Commercial, industrial, and residential needs are served by the existing interstate, rail, and major arterial systems.
3. The neighborhood thoroughfare plan has been implemented.

B. PROBLEMS

1. Speeding traffic on 29th and 30th Streets, which are major crosstown arterials, presents a safety hazard to neighborhood residents. (There have been 71 recorded accidents 1/1/81 thru 10/31/81)
2. Interstate 65, which divides the neighborhood, has created the need for additional access points to serve neighborhood residential traffic.
3. A survey of streets, curbs, and sidewalks conducted by the Division of Planning and Zoning shows the need for one and one-third miles (1.3) of resurfacing and fourteen (14) blocks of curbs and sidewalks).
4. The neighborhood's combination storm and sanitary sewer system does not adequately serve resident needs. Standing pools of water are prevalent throughout the area after it rains, and some sewers emit unpleasant odors.
5. Neighborhood residents are opposed to the future widening of 29th and 30th Streets since it would result in the loss of housing stock, housing frontage and commercial operations.

C. GOALS AND OBJECTIVES

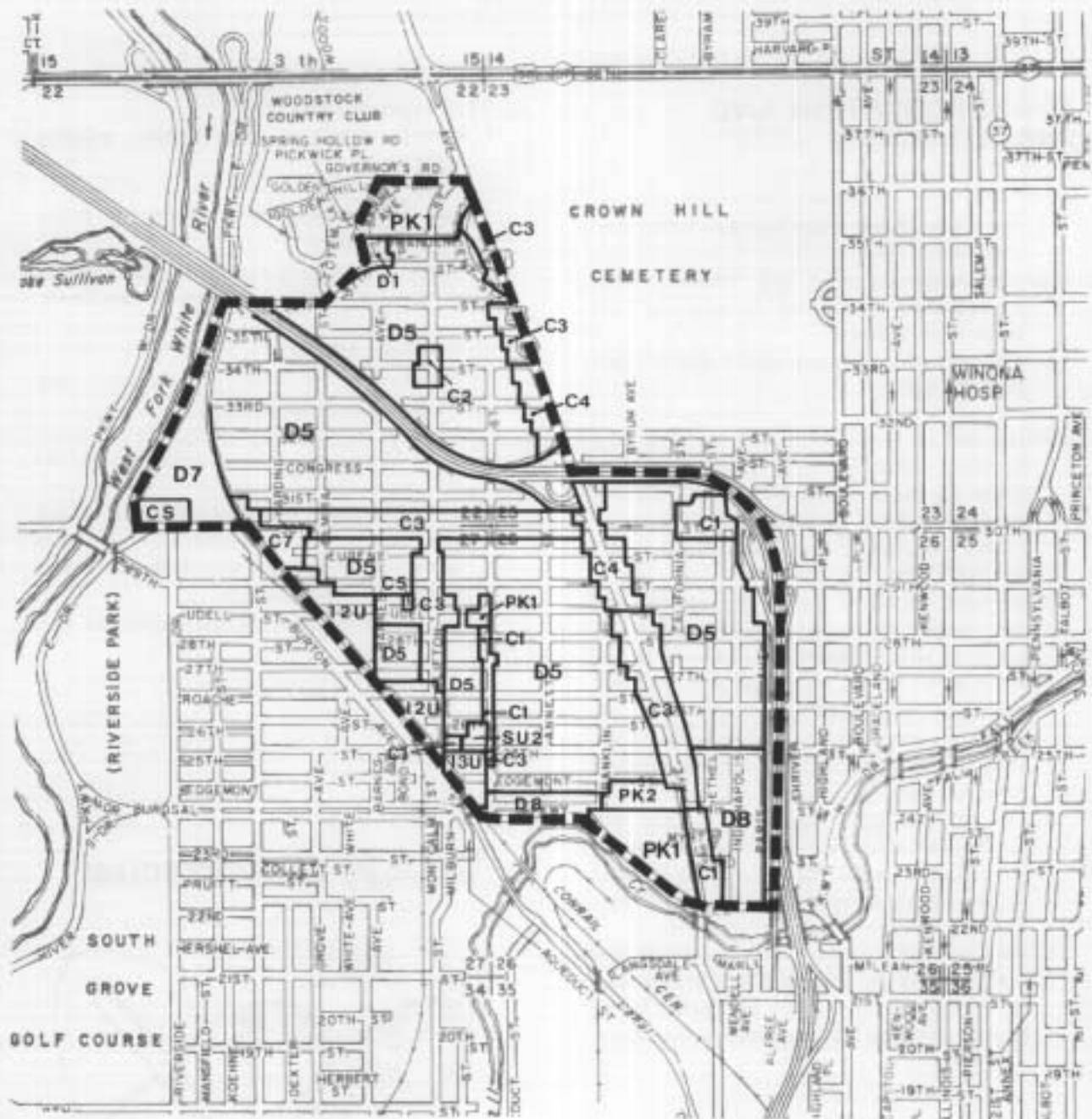
1. Minimize danger to residents from speeding traffic.
2. Provide a comprehensive transportation network to residents which services the entire metropolitan area.
3. Provide a safe, well maintained thoroughfare system of streets, curbs, sidewalks and alleys.

D. RECOMMENDATIONS

1. Enforce school zone and other speeding laws throughout the neighborhood.
2. Construct a bridge or underpass to reconnect Elmira Street where it is currently severed by I-65.
3. Implement street repairs as submitted to the Department of Transportation.
4. Separate storm and sanitary sewers as soon as it becomes financially feasible.
5. Construct shelters at heavily patronized bus stops.

WAR ON CHUCKHOLES!





Map No. 5
EXISTING ZONING CLASSIFICATIONS

COMMERCIAL AND ECONOMIC DEVELOPMENT

A. ASSETS

1. UNWA residents had a total buying power of \$34,834,527 (1979 B.F.H. Study) and forty-four percent (44%) of all households had one automobile and forty-four percent (44%) had no automobiles. This creates a neighborhood commercial market heavily dependent upon merchants within walking distance to supply residents needs.
2. Revitalization efforts are being directed to Northwestern Avenue and Clifton Streets, which are the main sources of commercial activities in the neighborhood.
3. Industrial activities have been located on the southwestern boundary where they have rail and major arterial access.

B. PROBLEMS

1. Existing businesses in UNWA do not meet the needs of area residents. Commercial surveys conducted in the neighborhood show the need for an additional grocery store, hardware store, variety store and laundromat. There is also a need for the upgrading of existing stores and shops.
2. A lack of private transportation causes many residents to shop at neighborhood stores. The lack of competition results in the stores having high prices and little incentive to cater to the customer.
3. Insurance costs for commercial and residential property in the neighborhood are high, as are costs in most Center Township neighborhoods when compared to the rest of Marion County. (UNWA study 1980).
4. Substandard and abandoned commercial buildings are scattered throughout the area.
5. Unsanitary store conditions are prevalent along Northwestern Avenue and Clifton Streets.
6. Local employment opportunities and adequate training facilities are lacking in the neighborhood.

C. GOALS AND OBJECTIVES

1. Provide affordable, competitive, alternative shopping facilities for neighborhood residents.
2. Consolidate business in specific areas or nodes, rather than continuing the scattered or strip development pattern that currently exists in the neighborhood.

3. Eliminate commercial and industrial blight through revitalization of existing establishments.
4. Create new jobs and attract new investment through the use of long term bonding and financing to revitalize commercial enterprises.

D. RECOMMENDATIONS

1. Establish a neighborhood commercial center to better serve the needs of residents.
2. Demolish structurally unsound buildings.
3. Expand parking facilities on Northwestern Avenue, priority should be given to the node between 29th and 30th Streets.
4. Establish business workshops to provide counseling in management, site enhancement and competitive pricing.
5. Develop a stronger working relationship between neighborhood businesses and industry, and job skill training institutions such as the Division of Employment and Training, Ivy Tech, Opportunities Industrialization Center (OIC), and United Neighborhood Training Center. Industry needs employees with specific skills, and through job training opportunities higher employment may be achieved.
6. Implement a neighborhood commercial-industrial landscaping and buffering project, to aid neighborhood beautification efforts and help attract new clientele.





COMMERCIAL AND ECONOMIC DEVELOPMENT

RECOMMENDATIONS:

- Establish a neighborhood commercial center.
- Demolish unsound buildings.
- Expand parking facilities.
- Establish business workshops.
- Develop a stronger working relationship between neighborhood businesses and industry.
- Implement a neighborhood commercial-industrial landscaping and buffering project.



PARKS AND RECREATION

A. ASSETS

1. The United Northwest Area Neighborhood currently has three (3) parks which provide a variety of recreational activities. They are as follows:
1) Frank Young Park, a one acre mini-park with a basketball court, playground, tot lot, and horseshoe court; 2) Bertha Ross Park, (formerly Golden Hill Park) an eighteen acre wooded park with a comfort station, shelter, basketball court, 2 softball diamonds, a horseshoe court and playground; 3) Watkins Park consists of fourteen acres containing a community center, four tennis courts, 2 softball diamonds, a basketball court, play fields, 2 horseshoe courts, a comfort station, and a playground.
2. The Indianapolis Water Company Canal has an easement which serves as a jogging and bicycle trail.
3. Three municipal golf courses are in close proximity to the neighborhood, they are Coffin, Riverside and South Grove.
4. Riverside Park, located on the neighborhood's western boundary, has sixty-seven acres containing eleven softball diamonds, picnic areas, playgrounds, a basketball court, and a community center which houses an indoor swimming pool and multi-purpose rooms.

B. PROBLEMS

1. There is a need for more programs and activities which will involve adults who live in the neighborhood.
2. Many of the programs and activities available to residents, are underutilized due to a lack of public knowledge.
3. Vandalism is a continuing problem at neighborhood parks.

C. GOALS AND OBJECTIVES

1. Provide recreational facilities and programs that are responsive to all groups in the neighborhood.
2. Deter crime and vandalism within parks and recreational facilities.
3. Improve maintenance and the physical composition of all parks in the neighborhood.

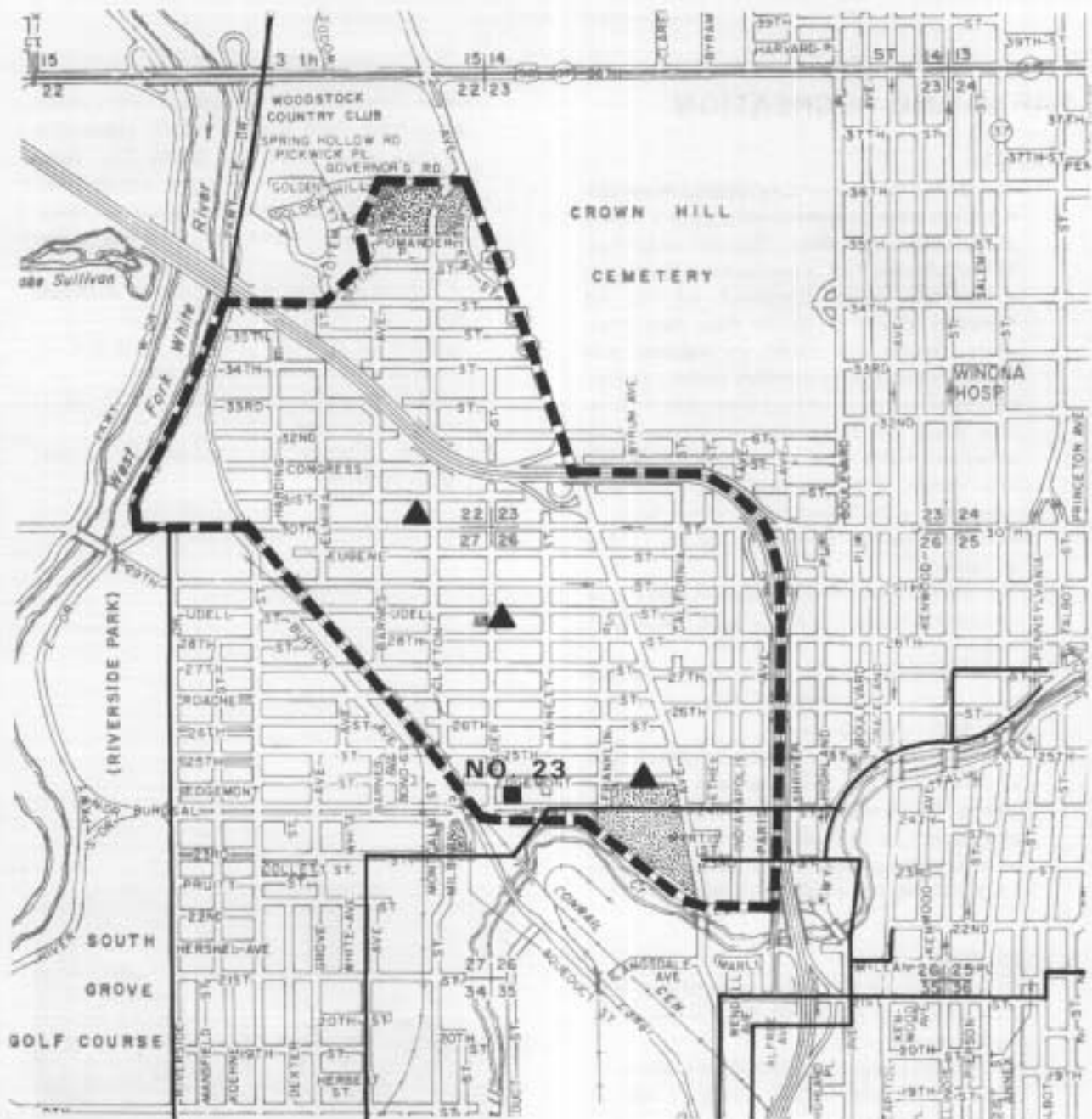
D. RECOMMENDATIONS

1. Implement the park renovation proposals submitted by the Department of Parks and Recreation to the Community Development Block


Grant Project Design Committee. The following activities have been proposed: renovation of the comfort station at Bertha Ross Park, complete remodeling of Frank Young Park, construction of a covered basketball complex at Watkins Park, in addition to new play equipment, additional parking, and the completion of color-coding the tennis courts at Riverside Park.

2. *Maintain all park facilities and equipment at manufacturers recommended levels.*
3. *Design programs and activities to involve adults in neighborhood recreation.*
4. *Actively promote the neighborhood Adopt-A-Park Program.*





Map No. 6
COMMUNITY FACILITIES

 PARKS

 FIRE STATIONS

 COMMUNITY CENTERS

 INTERCEPTOR SEWERS

COMMUNITY SERVICES AND FACILITIES

A. ASSETS

1. The Flanner House Multi-Service Center provides neighborhood residents with the following services: food stamp assistance, child development and school clothing for children, adult education, senior citizen programs including transportation to medical facilities and grocery stores, library services, housing, counseling, job placement, juvenile probation and an unwed mothers program. Flanner House also offers the following referral services: welfare assistance, health care, legal service, and veterans programs.
2. Fire Station No. 23 located at 975 Burdsal Parkway provides adequate service.
3. There are sixteen (16) churches representing various faiths in the neighborhood.
4. The Indianapolis Museum of Art and the Children's Museum are in close proximity to the neighborhood.

B. PROBLEMS

1. Budget cuts in social services will severely reduce human development programs at a time when these services are most needed.
2. There are no public health offices in the neighborhood, and only two private physicians for a service population of 9,000.
3. Many young adults have voiced concern over the limited recreational hours and programs being offered during the week by Flanner House Multi-Service Center and the Department of Parks and Recreation.

ment of Parks and Recreation.

4. Senior citizens in the area feel they cannot take advantage of many services available in the neighborhood due to a lack of transportation.

C. GOALS AND OBJECTIVES

1. Effectively address the human development needs of all residents to provide their basic living requirements.
2. Motivate and train youth to lead productive fulfilling lives.
3. Create a community service/recreational network to allow youth access to developmental activities.

D. RECOMMENDATIONS

1. Explore alternative funding sources for core services, and examine such possibilities as college internships to supplement staff capabilities.
2. UNWA, Inc., should work closely with the Marion County Health and Hospital Corporation (HHC) in order to facilitate the funding and construction of the proposed District Health Office for northwest Indianapolis.¹
3. Develop a program to encourage private physicians to locate in the neighborhood.
4. Involve the social services network with the Indianapolis Public Schools (I.P.S.) system to develop relevant programs for young adults.
5. Actively solicit volunteer help to staff and implement programs, through the use of neighborhood organizations and public service announcements on radio and television.

¹HHC District Health Office Study 1980



PUBLIC SAFETY

A. ASSETS

1. The involvement of concerned residents and neighborhood organizations serves to facilitate better police-community relations while helping to reduce crime.
2. There are counseling and probation services available at the Flanner House Multi-Service Center.
3. The Team Policing program operating in the community has been successful at reducing crime.

B. PROBLEMS

1. There is poor citizen assistance in reporting crimes, testifying against criminals, and dissemination of information.
2. The neighborhood has one of the higher crime rates, in terms of burglary and larceny, in Center Township.
3. Neighborhood residents have voiced concern about gambling in the area.
4. Residents are afraid to go out at night because crime has become so prevalent in the neighborhood.

C. GOALS AND OBJECTIVES

1. Achieve greater community involvement in police/citizen programs.
2. Build trust in the police witness protection system to increase citizen testimony.
3. Reduce crime of all types in the neighborhood.

D. RECOMMENDATIONS

1. *Expand the Neighborhood Crime Watch, Project Respect, and Team Policing programs.*
2. *Increase police/citizen communication prior to arrests of suspects.*
3. *Improve the arrest and conviction rates of known offenders.*
4. *As new development occurs, create defensible space through design and landscaping. Defensible space, through good site planning, allows residents to become key agents in providing their own security through viewability and neighborhood concern.*
5. *Increase the number of street lights and police patrols in the neighborhood.*

EDUCATION

A. ASSETS

1. The UNWA neighborhood currently has two public elementary schools and one Catholic grade school. School No. 42, located at 1002 West 25th Street has an 840 student capacity with a 1981 enrollment of 420 students, of which 62.1 percent are non-white. School No. 87, located at 2411 Indianapolis Avenue has a capacity of 510 with a 1981 enrollment of 425 pupils, of which 57.9 percent are non-white. Holy Angels Catholic School, located at 2822 Northwestern Avenue has a capacity of 220 students, and a current enrollment of 200 students. Holy Angels Grade School operates on the open school concept, and religious education classes for children attending public schools are held at the school.
2. Adult education classes and child development activities are conducted at the Flanner House Multi-Service Center.
3. UNWA residents are eligible to participate in the United Neighborhoods Training Center (UNTC) programs where many job skills may be obtained.

B. PROBLEMS

1. Elementary School No. 41 was closed June, 1981 and other schools in the area may be closed. Residents are concerned that the neighborhood school concept will disappear.
2. Youth unemployment is increasing, and many job training facilities are not equipped to train youth in occupations that are expected to be in demand in the future.
3. There is a general lack of publicity concerning the programs and opportunities available to residents.



C. GOALS AND OBJECTIVES

1. Retain the neighborhood school concept, and reaffirm community/institution cohesiveness.
2. Raise the educational attainment level of all pupils in the neighborhood.
3. Train youths for jobs in non-traditional fields with expanding economic opportunities.
4. Offer more educational programs which provide a variety of interests to all age groups.
5. Promote the UNWA neighborhood to attract young families to support neighborhood schools.

D. RECOMMENDATIONS

1. *Place a greater emphasis on parent/teacher relations through a concerted P.T.A. involvement, and closer community interaction with the I.P.S. School Board.*
2. *Periodically survey the community to ascertain resident educational needs.*
3. *Work closer with industry to provide current training programs which match their employment projections.*

COMMUNITY ORGANIZATION

A. ASSETS

The United Northwest Area, Inc., (UNWA, Inc.) is a community based, private voluntary, not-for-profit organization which was formed in December, 1970. The United Northwest Area's purpose is to improve the socio-economic conditions which exist in the northwest quadrant of Center Township, Indianapolis.

UNWA, Inc., for the past ten (10) years, has been involved in the development of human service programs. More recently, through community meetings, needs assessments, public hearings and studies, the realization of the need for economic (job creation) and physical development surfaced.

Through the use of a network consisting of churches, businesses, and social service agencies, UNWA, Inc. has begun to implement economic revitalization activities. They are currently involved in projects sponsored by their community development corporation, local development corporation and strengthened by the UNWA Merchants Association. The following projects have been given a priority in the achievement of organization goals: construction of a neighborhood commercial center, locating a district health office in the neighborhood, revitalization of the 30th and Clifton Streets commercial node, expansion of the food co-op, implementation of community housing revolving fund activities, and redevelopment of the Riverside Amusement Park site.



Map No. 7 **1980 CENSUS TRACTS**

_____ 1980 CENSUS TRACTS
3501 _____TRACT NUMBER

UNWA DATA SUMMARY

SEX			RACE				Span	%
Total	Male	Female	White	Black	%	Other		
Marion Co.	765,233	364,199	401,034	601,092	78.5	155,310	20.0	8,831
Center Twp.	208,624	98,344	110,280	120,331	57.6	86,327	41.3	1,966
3511	3512	1,584	1,928	45	1.2	3,452	98.2	15
3512	4839	2,163	2,676	54	1.1	4,768	98.5	17
Total	8351	3,747	4,604	99	1.15	8,220	98.4	32
AGE			HOUSING UNITS				FAMILIES	
Marion Co.	Median	0-18	19-24	65+	Total	Occupd.	%	Persons per Family
Center Twp.	29.2	230,054	423,053	72,591	309,393	285,092	92.1	3.8
3511	28.4	67,470	104,629	24,417	86,606	75,814	87.5	4.2
3512	28.9	1,179	1,673	450	1,307	1,180	90.2	4.0
Total/Avg.	32.7	1,504	2,191	801	2,123	1,773	83.5	4.1
	30.8	2,683	3,864	1,251	3,430	2,953	86.1	4.05
OWNERS			RENTERS				LAND USE	
Marion Co.	Value	Occupd.	%	Rent	Occupd.	%	Classification	Acres
Center Twp.	35,900	168,539	59.1	185	116,553	40.8	Commercial	10
3511	19,500	39,369	51.9	127	36,445	45.1	Industrial	10
3512	17,700	705	59.7	106	475	40.2	Parking	3
Total/Avg.	14,600	971	54.7	92	802	45.1	Public/Semi-Public	80
	16,150	1,676	57.0	99	1,277	43.0	Recreational	20
							Residential	353
							Vacant	20
								496 acres

* ACTION PROGRAM

Recommendations	1982	1983	1984	Potential Implementing Agencies
Housing				
Concentrated C.D. housing activities	X	X	X	(DEHD) (UNWA)
Home Improvement Loan Program	X	X	X	(GIPC) (DMD) (UNWA)
Home Maintenance Workshops	X	X	X	(DEHD) (UNWA)
Code Enforcement	X	X	X	(DCE) (HHC) (UNWA)
Neighborhood Beautification Program	X	X	X	(DPR) (NBC) (UNWA)
Redevelop Riverside Amusement Park		X	X	(UNWA) (DMD)
Multi-family housing on Northwestern Avenue		X	X	(UNWA) (DMD)
Transportation and Public Works				
Enforcement of Traffic Laws	X	X	X	(IPD) (UNWA) (IPS)
Construction of a bridge or overpass			X	(SHC) (UNWA)
Street, curb, and sidewalk repairs	X	X	X	(DOT)
Storm and Sanitary Sewer Separation			X	(DPW)
Placement of Bus Shelters	X	X	X	(IPTC)
Commercial and Economic Development				
Establish a Neighborhood Commercial Center	X	X	X	(UNWA) (NLI)
Expand Off-Street Parking	X	X	X	(DOT) (UNWA)
Business Management Workshops	X	X	X	(SBA) (NLI) (IBDF) (UNWA)
Coordinate Job Training Programs with Industry	X	X	X	(UNWA) (NBC) (UNTC)
Neighborhood Commercial and Industrial	X	X	X	(NBC) (UNWA)
Landscaping Program	X	X	X	
Parks and Recreation				
Implement Park and Renovation Proposals	X	X	X	(DMD) (DPR)
Maintain Facilities and Equipment	X	X	X	(DPR)
Design Adult Recreational Programs	X	X	X	(DPR) (CSC) (UNWA)
Promote the Adopt-A-Park Program	X	X	X	(DPR) (UNWA)
Community Services and Facilities				
Analyze College Internship Programs and alternative sources of funding	X	X	X	(UNWA)
Maintain Dialogue with H.H.C. on Construction of a District Health Office	X	X	X	(UNWA) (HHC)
Encourage private physicians to locate in the neighborhood	X	X	X	(UNWA) (IMA)
Coordinate the Social Services Network with I.P.S. Program Planning	X	X	X	(UNWA) (IPS) (CSC)
Solicit volunteer help from the Metropolitan area	X	X	X	(UNWA) (LM)

ACTION PROGRAM CONTINUED...

Recommendations	1982	1983	1984	Potential Implementing Agencies
Public Safety				
Expand neighborhood involvement in police-community relations programs	X	X	X	(UNWA) (IPD) (LM)
Assist the police through dissemination of information	X	X	X	(UNWA) (IPD) (LM)
Emphasize defensible space with new development projects	X	X	X	(UNWA) (LDC)
Increase street lights in the neighborhood	X	X	X	(UNWA) (DMD) (IPALCO)
Education				
Increase parent and community involvement with the IPS School Board and PTA's	X	X	X	(UNWA) (IPS) (LM)
Conduct surveys to determine neighborhood education needs	X	X	X	(UNWA) (IPS)
Community Organization				
Issue common stock in the community development corporation	X	X	X	(UNWA)
Expand the food co-op	X	X	X	(UNWA)
Encourage staff to expand their areas of expertise	X	X	X	(UNWA) (CAAP)
Publicize all political issues which concern the neighborhood	X	X	X	(UNWA) (LM)

***Action Program Based on the 3 year C.D. Funding Cycle**

CAAP	Community Action Against Poverty
CSC	Community Service Council
DCE	Division of Code Enforcement, DMD
DEHD	Division of Economic and Housing Development, DMD
DMD	Department of Metropolitan Development
DOT	Department of Transportation
DPR	Department of Parks and Recreation
DPW	Department of Public Works
GIPC	Greater Indianapolis Progress Committee
HHC	Health and Hospital Corporation of Marion County
IBDF	Indianapolis Business Development Foundation
IMA	Indiana State Medical Association
IPALCO	Indianapolis Power and Light Company
IPD	Indianapolis Police Department
IPS	Indianapolis Public Schools
IPTC	Indianapolis Public Transit Corporation
LCD	Local Development Corporation
LM	Local Media
NBC	Neighborhood Business Concerns
NLI	Neighborhood Lending Institutions
SBA	Small Business Administration
SHC	State Highway Commission
UNWA	United Northwest Area, Inc. (Agency)
UNTC	United Neighborhoods Training Center

The United Northwest Area, Inc.

1100 WEST 30TH STREET
INDIANAPOLIS, INDIANA 46208
924-5786

The United Northwest Area, Inc. (UNWA) in conjunction with the Division of Planning and Zoning/City of Indianapolis has labored long and diligent hours to take a very important step in the necessary process of neighborhood stabilization and revitalization. The development of a neighborhood plan is an essential element in the overall comprehensive process toward neighborhood development.

The technical expertise of the Division of Planning and Zoning/DMD/City of Indianapolis combined with the innovative vision of the community people of UNWA, Inc. has produced the various observations, and recommendations listed herein.

With these observations and recommendations we feel that a more comprehensive approach can be made in addressing the total physical, socio-economic needs of the UNWA community.

The UNWA community is pleased to have developed this subarea plan to assist in the maintenance, revitalization, and future development of the neighborhood.

The UNWA community, residents, and leadership, has committed itself to the plan and its implementation.

The success of implementing this plan will require the involvement of the total UNWA community and the support of our City government.

Our confidence remains high that the efforts of the community and the City of Indianapolis will ensure success.

Sincerely,

A handwritten signature in cursive script that reads "Barbara J. Smith".

Barbara J. Smith
President, UNWA



**ADMINISTRATION AND
POLICY DIRECTION:**

William H. Hudnut, III
Mayor

METROPOLITAN DEVELOPMENT COMMISSION

Robert Samuelson, President

Dr. Lehman D. Adams, Jr., DDS	Larry J. Hannah
George M. Bixler, Jr.	Carol Kirk
Ms. Rose Mary Clarke	Remi C. Pattyn
Elden J. Cox	Paul G. Roland

DEPARTMENT OF METROPOLITAN DEVELOPMENT

David E. Carley, Director

DIVISION OF PLANNING AND ZONING

J. Nicholas Shelley, Administrator
Harold W. Rominger, Assistant Administrator
Joretta J. White, Principal Planner

PLANNER IN CHARGE: Anthony N. Strum

SECRETARIES: Carole Evans
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Victor Harris, Section Chief
Darrell Walton, Draftsman

BROCHURE: John D. Chambers, Designer

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Edna M. Crowe	Edward E. Price
Doreatha W. Wilson	Eva E. Rice
Anna Morgan	Barbara J. Smith
Virginia Brown	Curtis Grady
Altera Adams	Meddie Demmings, Sr.
Jessie Kennedy	Barbara Ward

HOME IMPROVEMENT LOAN PROGRAM (G.I.P.C.)

CONSTRUCTION OF A BRIDGE OR OVERPASS

CANAL BEAUTIFICATION

REDEVELOP RIVERSIDE AMUSEMENT PARK

ENFORCE SPEED & SCHOOL ZONE LAWS

INDUSTRIAL LANDSCAPING

CONSTRUCT A DISTRICT HEALTH OFFICE

ELDERLY HOUSING

COMMERCIAL LANDSCAPING PROGRAM

CONCENTRATED C. D. HOUSING ACTIVITIES

ESTABLISH A NEIGHBORHOOD COMMERCIAL CENTER

EXPAND THE FOOD CO-OP

BUSINESS MANAGEMENT WORKSHOPS

ESTABLISH MULTI-FAMILY HOUSING

UNITED NORTHWEST SUBAREA PLAN

PROPOSED LAND USE PLAN AND PROPOSALS



0 400 800 1200 1600 FT.